

# MODERN Apartments at LOW Rents



This circular is issued by the Newark Housing Authority in compliance with the law, which requires that families of the lowest incomes and the greatest housing need be given preference in renting apartments. If your family does not qualify, please give the circular to friends or relatives who might be eligible.

4/8/52

# AN OPPORTUNITY

Are you living in a wornout or overcrowded flat without modern conveniences because you can't afford the kind of apartment you should have?

If so, exactly what you need may be available in the developments of the Newark Housing Authority.

Any Newark family is eligible for a modern apartment in a low-rent housing development IF—

1. The family is now living in a wornout or overcrowded house.
2. The head of the family is an American citizen and has lived in Newark for one year or longer.
3. The total family income is *not more than* \$65.00 a week for a family of two persons, \$72.00 a week for three or four persons, \$75.00 for five or six persons and \$80.00 for seven or more persons. If there are children add \$1.90 a week to those limits for each child under 21. For example, the limit for a family of four including two children would be  $\$72.00 + \$1.90 + \$1.90 = \$75.80$ .

Special income limits for families displaced by housing projects or other public improvements permit incomes of from \$12.00 to \$15.00 a week higher than the above limits plus \$1.90 for each child under 21.

If your family meets those qualifications file an application immediately for one of these modern apartments.

## HOW TO APPLY

Visit the office of any of the housing projects listed on the last page of this folder any day Monday through Friday between 9 and 4 or come to the Tenant Selection Office, 222 Market Street or write or phone for an application. Phone MArket 3-6281.



*Inside and outside of Newark's public housing developments.*

## YOUR RENT

You pay rent according to what you earn, not according to the number of rooms. The rule is, roughly, that you pay 20 percent of your income as rent. Figure it out for yourself. Suppose you make \$50 a week. That's \$2,600 a year and 20 percent of \$2,600 is \$520, which is about \$43 a month.

It doesn't make any difference how large or small an apartment you need. Rent is still based on income. Suppose you have four children and need five rooms but don't have much money. You would pay less than a childless couple in three rooms but with a larger income. Families

with children get a break in low-rent housing.

Your rent covers everything—and we mean everything. You don't get any separate bills for gas, electricity, water, coal or anything else. When you pay your rent, you have paid for all of your utilities.

How much do you pay for utilities now? Let's say \$6 a month for gas and electricity, \$1 a month for water and an average of \$15 a month (\$180 a year) for coal or oil. Those items add up to \$22 a month. If your rent is \$30, your total rent including all utilities is really \$52 a month. Many of our residents actually pay less rent than they used to pay in dilapidated cold-water flats.



## WHAT YOU GET

Every Housing Authority apartment has a living room, a modern kitchen with refrigerator, gas range and built-in cupboards, a modern bathroom and from one to five bedrooms. Steam heat is supplied to every apartment. You don't worry about the furnace.

You get as many rooms as your family needs. For example, if you have a boy of 13, a girl of 11 and another boy of 9, you would need three bedrooms: one for the parents, one for the two boys and one for the girl.

Every development has a central laundry room with automatic washing machines and clotheslines.

Outside there are lawns and benches where mothers can sit with their babies. There are playgrounds for small children and for teenagers.

The Health Department has a health clinic or baby keep-well station at every development. You'll find a community hall and clubrooms for adults and young people. Tenants organize social activities and sports programs the year round.

# LOW-RENT HOUSING DEVELOPMENTS

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**Christopher Columbus Homes**, 1556 apartments, High Street, Eighth Avenue, Sheffield Street and Seventh Avenue. Now renting.

**Rev. William P. Hayes Homes**, 1458 apartments, Belmont and Seventeenth Avenues, Hunterdon and West Kinney Streets. (New.)

**Seth Boyden Court**, 530 apartments, Frelinghuysen Avenue and Dayton Street, next to Weequahic Park.

**Pennington Court**, 236 apartments, Pennington, Dawson, South and Pacific Streets.

**James M. Baxter Terrace**, 612 apartments, Boyden, Orange and Nesbitt Streets and Sussex Avenue.

**Stephen Crane Village**, 353 apartments, Franklin Avenue, next to Branch Brook Park extension.

**John W. Hyatt Court**, 402 apartments, Hawkins, Horatio and Vincent Streets and Roanoke Avenue.

**Felix Fuld Court**, 300 apartments, Livingston and Rose Streets, Waverly and Jelliff Avenues.

**Joseph P. Bradley Court**, 301 apartments, North Munn, Tremont and Maybaum Avenues.

**Franklin D. Roosevelt Homes**, 275 apartments, Chapel Street north of Raymond Boulevard.

**Otto E. Kretchmer Homes**, 730 apartments, Dayton and Ludlow Streets. (New.)

**Archbishop Thomas J. Walsh Homes**, 630 apartments, Grafton Avenue on McCarter Highway. (New.)

## NEWARK HOUSING AUTHORITY

Central Tenant Selection Office

222 Market Street, Newark 2, N. J.

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## VETERANS AND SERVICEMEN

If you are a war veteran or a serviceman, the Tenant Selection Office will give your application special priority.